



SUNWAY®
AVIANA
— @Parkview —



**Your Botanical
Paradise**



SUNWAY CITY
ISKANDAR PUTERI



A New Chapter Unfolds at Parkview

Welcome to the latest parcel of Parkview, where Sunway Aviana offers a paradise of its own. With verdant greenery enveloping the neighbourhood and residents returning home to discover a life full of balance and harmony, this neighbourhood is poised to become a sought-after destination for those seeking an idyllic lifestyle.



The Parkview



The Capital



The Lakeview



The Marketplace



The Riverside



The Seafront

1,800 Acres of Integrated Township

Within the masterplan of Sunway City Iskandar Puteri are six beautifully crafted precincts, namely The Lakeview, The Seafront, The Parkview, The Capital, The Marketplace, and The Riverside. The Lakeview was the first launched precinct, offering nature-inspired city living by the lake and close to the sea. Meanwhile, The Marketplace invites residents to enjoy a delightful fusion of food, art, and culture amidst beautifully landscaped gardens.

The Parkview precinct is one of the six residential precincts and is poised for exciting growth, with several new parcels planned for launch in the next five years. The first development in this precinct is Sunway Aviana, which boasts a garden-inspired living concept and is surrounded by connected parks that promote a healthy and green lifestyle.



A Warm Welcome to Garden-Inspired Living

Discover your dream sanctuary amidst nature's embrace—a secure haven within a gated and guarded neighbourhood. Experience peace of mind with 24-hour CCTV surveillance, ensuring the safety and security for you and your loved ones.



Gated & Guarded
Community



24-hour
CCTV Surveillance



Barrier Gate
System



eCommunity
Visitor Apps
- eVisit Community App



Automatic Number Plate
Recognition System
- Auto Plate Scan System



Artist's Impression Only

A Natural Wellness

Sunway Aviana is a community that brings together the best of modern lifestyle and the best of nature. It's a place where you can enjoy an exciting new chapter in your life, or settle into the one you've always dreamed of. Spend time with loved ones engaging in outdoor activities and reconnecting with nature across the four pocket gardens for a lifetime of wellness.



Garden-Inspired
Home Living



4 Ensuite Bedrooms
with 2 Family Halls



20 ft Backlane
Garden



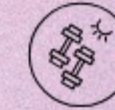
Connected Walking
& Jogging Path



4 Parks
& Gardens



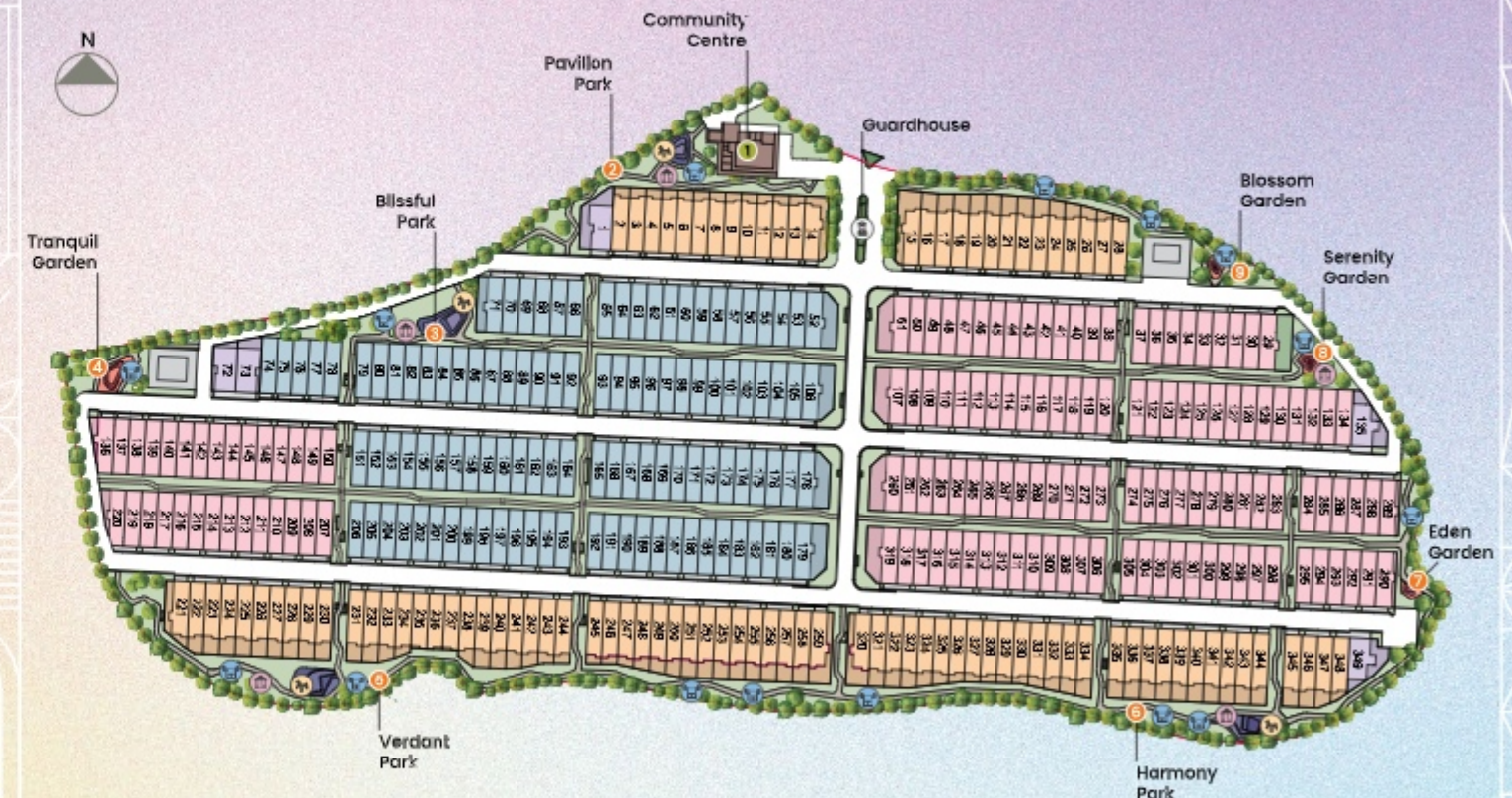
4 Children's
Playground




Outdoor Gym
Facilities



Community Centre
with Badminton Courts





A Peaceful Garden Sanctuary

Live in perfect harmony with nature with a garden-in-a-home concept that offers you extra space for family activities. The 20 ft backlane garden makes the perfect evening stroll and lets you admire the verdant landscape of your home.

Enjoy the convenience of living in a bustling urban area while still enjoying an easy commute out into nature with our nearby parks and green spaces that are perfect for family outings or romantic walks together.

Live in the greenery. Live in nature. Live surrounded by Mother Earth's wonders.



A Bright, Happy Home

A home filled with natural light is a bright, happy home. Designed for multigenerational living, enjoy luxury living with an extra 2m frontage, ensuite bedrooms, across flexible and modern layouts.

Our high-ceiling design offers the perfect blend of spacious elegance and optimal ventilation. Each home is thoughtfully oriented North-South, allowing for optimal exposure to sunlight and refreshing breezes throughout the day.



Artist's Impression Only

Type

A _____

20' x 70'



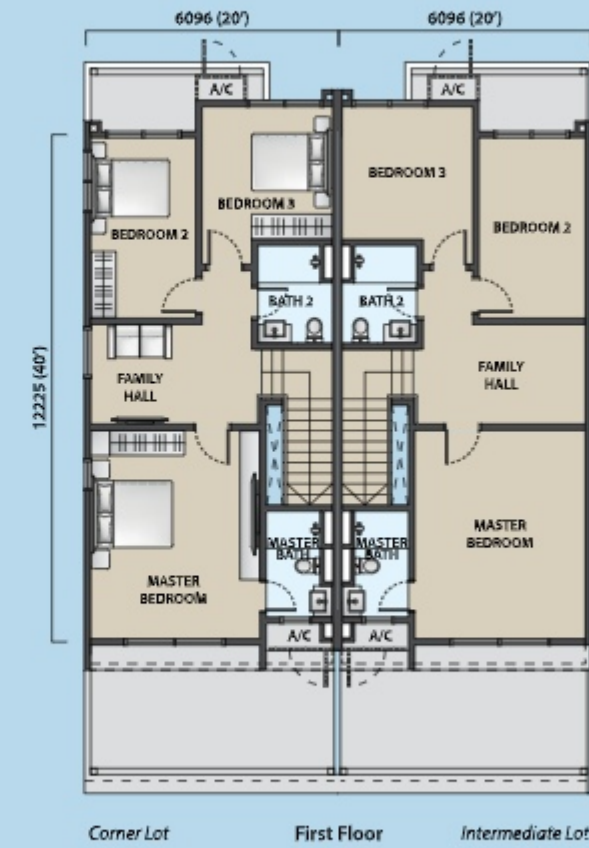
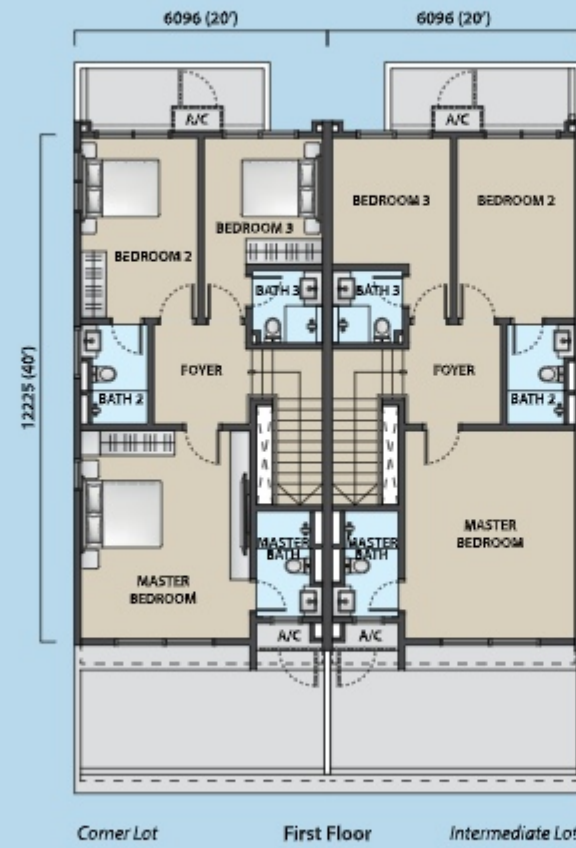
Type A

20' x 70'

Intermediate & Corner Lot

Built-Up Area:
1,847 sq. ft.

4 Bedrooms
4 Bathrooms



Type A1

20' x 70'

Intermediate & Corner Lot

Built-Up Area:
1,878 sq. ft.

4 Bedrooms
3 Bathrooms



Type

B

20' x 80' - 90'



Type
C _____
30' x 55'



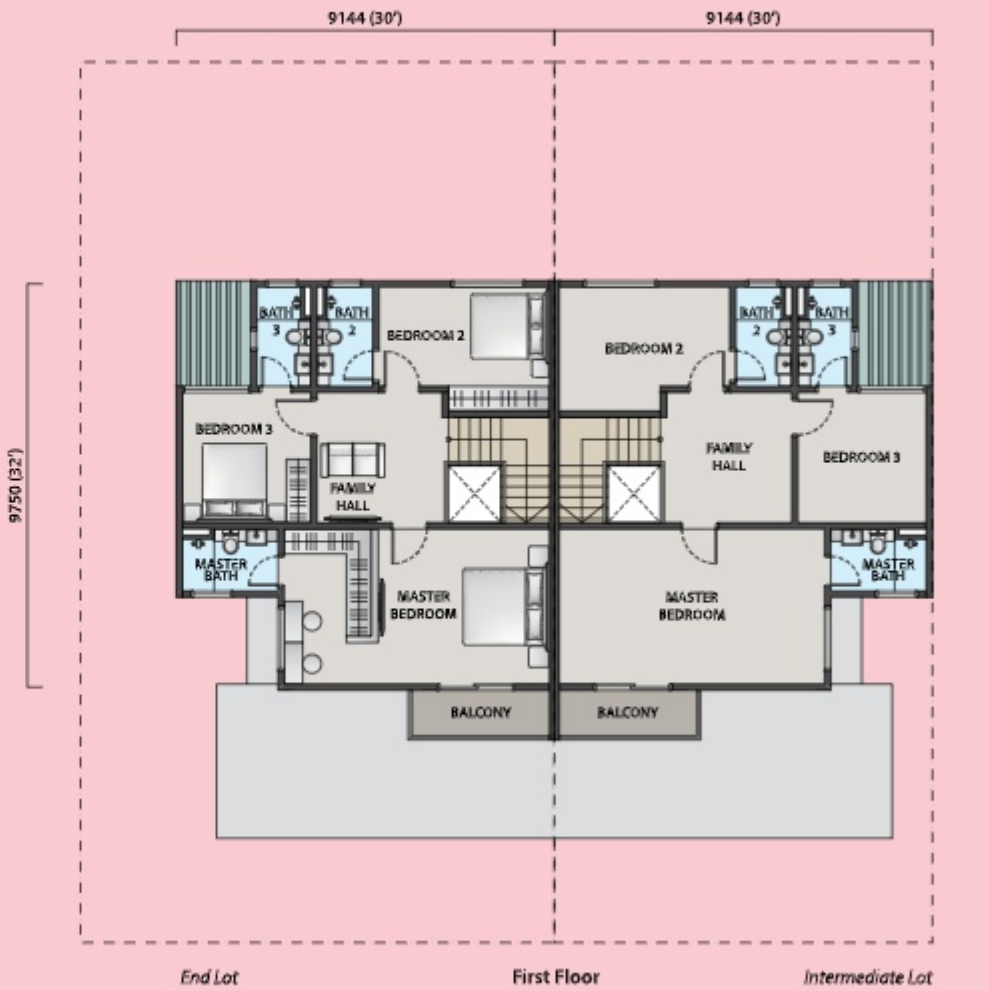
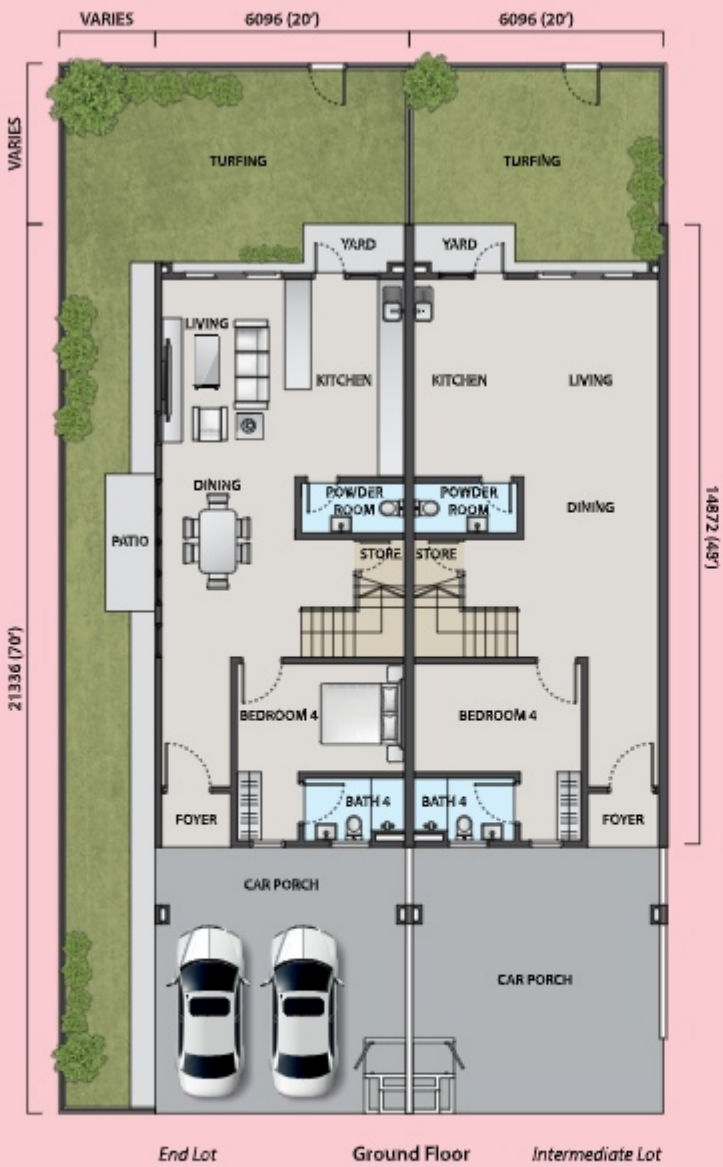
Type B

20' x 80' - 90'

Intermediate & End Lot

Built-Up Area:
2,012 sq. ft.

4 Bedrooms
4 + 1 Bathrooms



Type C

30' x 55'

Intermediate & End Lot

Built -Up Area:
1,998 sq. ft.

4 Bedrooms
4 Bathrooms

SPECIFICATIONS

STRUCTURE	Reinforced concrete framework	
WALL	Brick / Concrete / Block wall	
ROOFING COVERING	Reinforced concrete / Metal sheets	
ROOF FRAMING	Light weight steel trusses	
CEILING	Asbestos-free cement board / Plaster ceiling & paint / Skim coat & paint	
WINDOWS	Casement window / Fixed glass panel window / Top hung window / Sliding window / Fixed glass louver	
DOORS	Solid door / Flush door / Sliding door / Fixed louver door / Grille door / Glass door	
IRONMONGERY	Provided	
WALL FINISHES	Kitchen	Tiles / Skim coat & paint / Bare
	Bathrooms	Tiles / Skim coat & paint / Bare
	Other general areas	Tiles / Skim coat & paint / Bare
FLOOR FINISHES	GROUND FLOOR	
	Living / Dining / Bedroom / Foyer	Tiles
	Kitchen / Bathrooms / Car porch	Tiles
	Driveway / Yard / Store / Other areas	Cement render
	FIRST FLOOR	
	Bedrooms / Family	Synthetic engineered timber flooring
	Staircase	Synthetic engineered timber flooring
	Bathrooms	Tiles
	Other areas	Cement render

SANITARY AND PLUMBING FITTINGS	A	A1	B	C
Kitchen point	1	1	1	1
Wash hand basin	4	3	5	4
Toilet paper holder	4	3	5	4
Shower	4	3	4	4
Water closet	4	3	5	4
TELEPHONE AND ELECTRICAL INSTALLATION	A	A1	B	C
Light point	20 – 21	21	22	23
Switch socket outlet	18	18	18	19
TV point	2	2	2	2
Ceiling fan point	5	5	5	5
Aircond point	5	5	5	6
Door bell point	1	1	1	1
Fibre wall socket	1	1	1	1
Water heater point	3 – 4	3	4	4
Distribution board	2	2	2	2
USB port	2	2	2	2
FENCING	Provided			
TURFING	Provided			

Note: All drawings are subject to variations, modifications and substitutions as required by the relevant authorities or recommended by the architect, engineer or the developer.



As a Master Community Developer, at Sunway Property we build and deliver more than just homes: we craft spaces with heart and innovation for communities to thrive over generations. This care that we have for our communities is the reason why we are consistently co-creating for the future.

Sustainability, Innovation, Health & Wellness, and Lifestyle & New Experiences



Solar System
Infra-Ready
(Conduit Only)



Property+ is a membership designed to unlock the full **Sunway Xperience**
– all the extra advantages that come with your Sunway Property

A membership like no other

Care+

Home Care Services for Your Sunway Property

Rent-

Rental Advantage for Your Sunway Property

Reward +

Privileges from Sunway Property & Partners

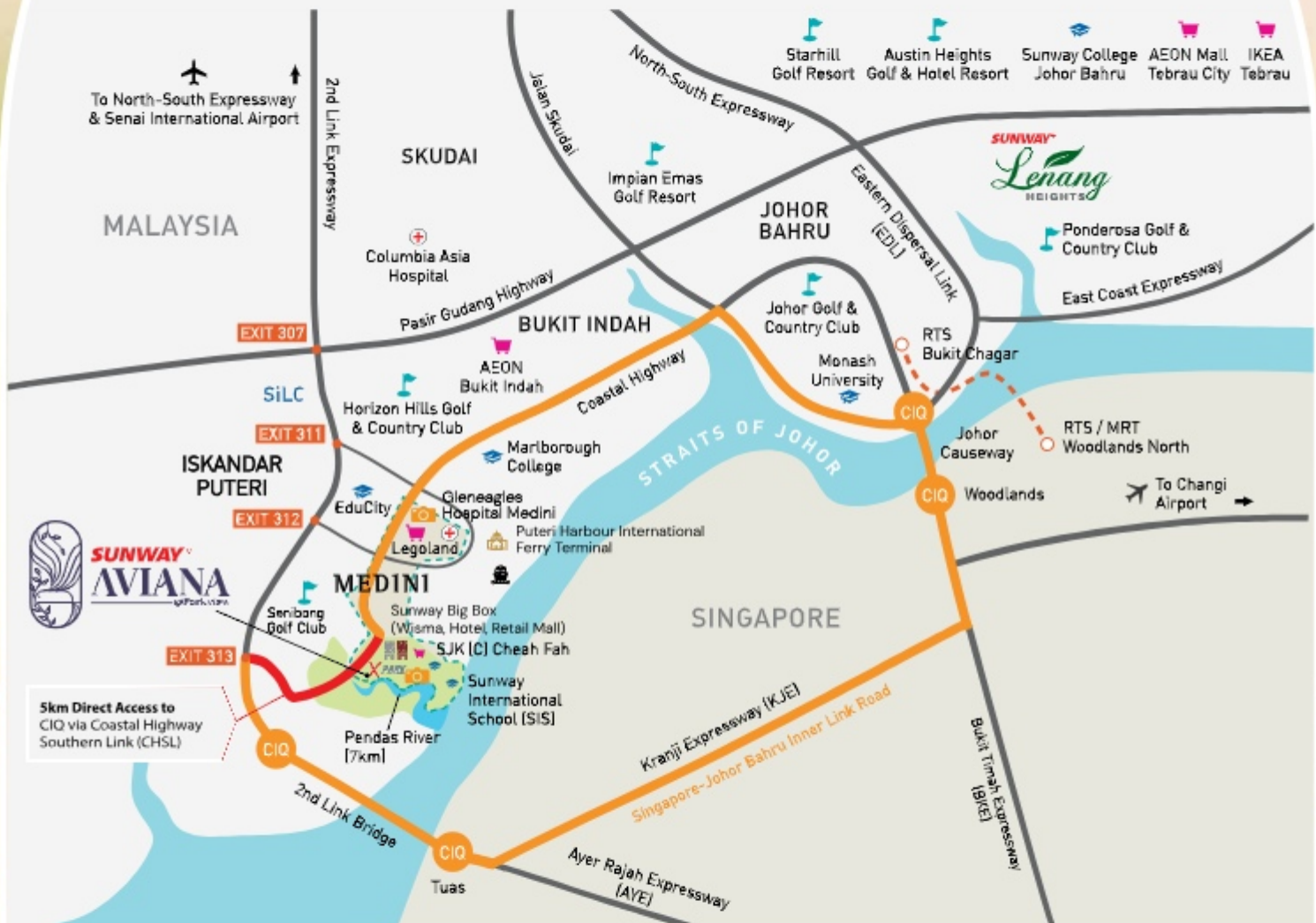
Artist's Impression Only

Where Amenities Meet Your Needs

Sunway Aviana enjoys a strategic location within the Parkview precinct of Sunway City Iskandar Puteri, offering easy access to a wide range of amenities.

Easily access the Malaysia-Singapore 2nd Link via the Coastal Highway Southern Link (CHSL), and public transportation options, including direct buses to CIQ 2nd Link, and the Iskandar Malaysia Community Shuttle Bus.

Premier shopping, leisure, education, and healthcare centres are located just minutes away, offering unparalleled convenience and comfort.



Retail Mall		Education		Leisure		Ferry Terminal	
Sunway Citrine Hub	2 km	SJK (C) Cheah Fah	1 km	Sunway Emerald Lake	2 km	Puteri Harbour International Ferry Terminal	8 km
Sunway Big Box Retail Park	2 km	Sunway International School	2 km	GSC @ Sunway Big Box	2 km		
Mall of Medini	5 km	EduCity	6 km	X Park Sunway Iskandar	2 km	Administrative Hub	
Hotel		Marlborough College Malaysia	10 km	Horse X Park	2 km	Kota Iskandar	6 km
Sunway Big Box Hotel	2 km	Raffles American School	10 km	Legoland	6 km	Airport	
Office Tower		Healthcare		Recreational		Senai International Airport	34 km
Wisma Sunway Big Box	2 km	Gleneagles Hospital Medini	5 km	X Park Golf Driving Range	2 km	Singapore Changi Airport	60 km
		Columbia Asia Hospital	15 km	Senibong Golf Club	12 km		

SUNWAY PARKVIEW SDN. BHD. (1146740-W) SUNWAY CITY ISKANDAR PUTERI SALES GALLERY

G-23, Sunway Big Box, Persiaran Medini 5,
Sunway City Iskandar Puteri, 79250 Iskandar Puteri, Johor



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SUNWAY[®]
PROPERTY
Master Community Developer

Developer: Sunway Parkview Sdn Bhd (1146740-W) - Address: Level 16, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47800 Petaling Jaya, Selangor - Development Name: Laman Sunway 1 - Development Type: Landed Residence (Double-Storey Terrace Homes) - Developer License No.: 20231/01-2025/1906(R) - Validity Period: 27/01/2024 - 26/01/2025 - Advertising & Sales Permit No.: 20231-4/04-2027/0284(N)-(S) - Validity Period: 04/04/2024 - 03/04/2027 - Authority Reference No.: MBPJ/8/RR/8/4/2022 - Building Plan Reference No.: MBPJ/8/RR/8/4/2022(18) - Authority Approver: Majlis Bandaraya Iskandar Puteri (MBIP) - Land Tenure: Lease for 99 years on a Freehold Land (31/08/2111) - Expected Completion Date: December 2027 - Land Encumbrances: Public Investment Bank Berhad - Total Units (Phase 3): 80 Unit - Type A: 60 units, RM1,035,000 (min.) - RM1,270,000 (max.) - Type B: 20 units, RM1,138,000 (min.) - RM1,302,000 (max.) - Type C: 1 unit, RM1,358,000

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